



Stamford Road - Oakham

Substantial six bedroom quality residence situated on one of the premier roads in town with easy access to the town centre and schools.

FEATURES

- Detached Family Home Situated In Sought After Location
- Spacious Private Plot
- Six Bedrooms
- Four Reception Rooms
- Off Road Parking
- Backing Onto Farmland





ACCOMMODATION

The property boasts a large plot with South facing gardens, made private by mature trees and backing onto farmland.

The property is approached by a spacious gravelled driveway to the front with space to park multiple vehicles. There is a separate rear gated access from Catmose Park Road, which may allow for the land to be split to create a building plot STPP.

The property has been extended to offer flexible accommodation with potential for integral annexe, with accommodation comprising an entrance hall, downstairs cloakroom, home office and study/ sitting room and stairs to the first floor.

There is a separate staircase on the other side of the house, meaning that this side could become a separate self-contained annexe.

Accessed from the entrance hall is the main large living room opening through into the open plan living kitchen with large extension giving an impressive dining space with double doors onto the garden.

A rear lobby leads to the second staircase, another downstairs cloakroom and utility room.

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EXTERNAL

The first floor offers six bedrooms, a main family bathroom and shower room.

Planning permission has been granted for an extension above the dining room to extend the master bedroom by up to 2.25 metres. This permission does not expire, as confirmed by our Vendor with RCC, because construction of the dining room was within the same permission meaning work under the permission has been commenced.

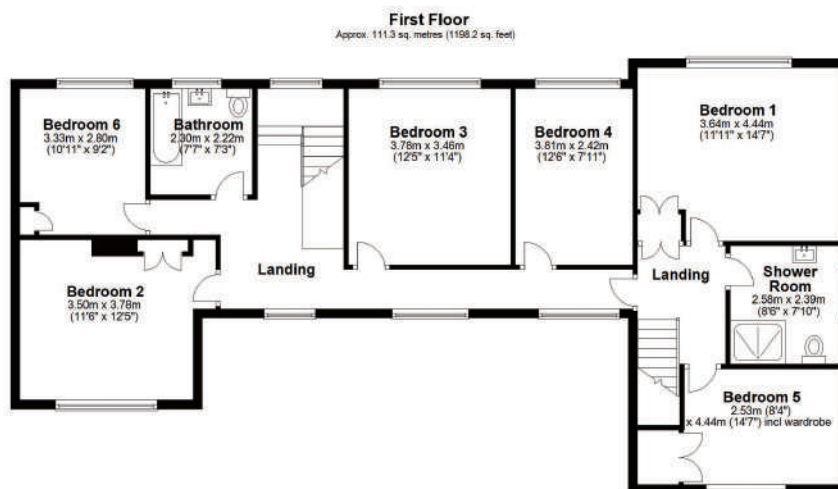
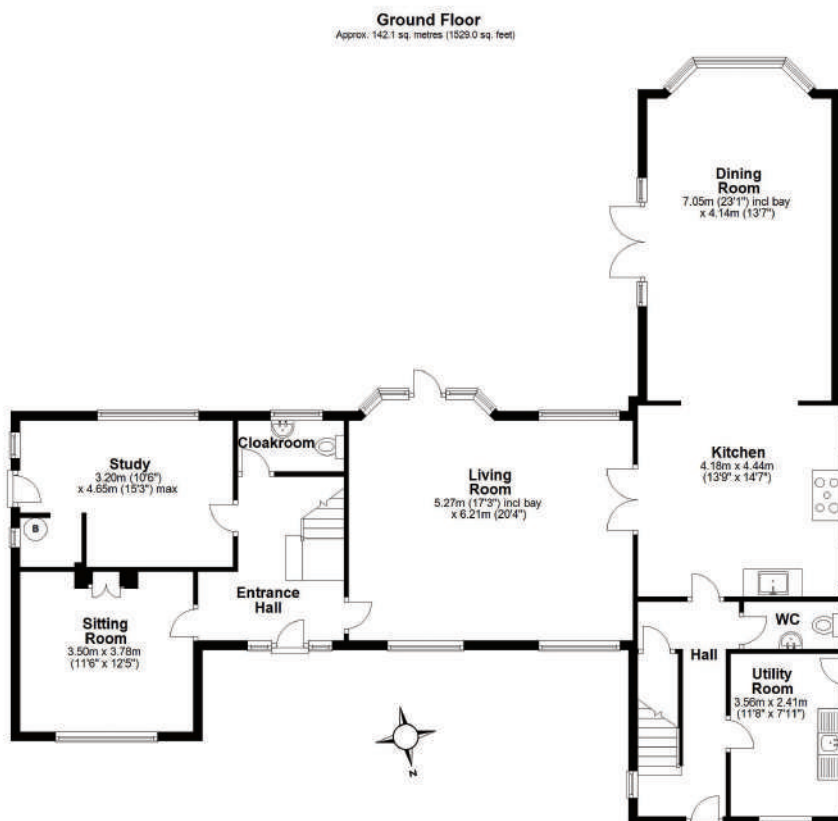
This is a rare opportunity to purchase a home allowing for personalisation in a highly desirable location.

Oakham is a popular market town offering fantastic schooling and amenities including a range of shops and restaurants. The town is well connected with a railway station providing regular links to Peterborough with regular mainline trains to London, as well as being within close proximity to the A1 and A47.

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Total area: approx. 253.4 sq. metres (2727.2 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors.
Plan produced using PlanUp.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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